

QUEENS BOROUGH LEADS CROSS-CONTINENT BUILDING RACE



ANOTHER GROUP OF HOUSES RESEMBLING THOSE SHOWN ABOVE IS TO BE BUILT BY THE QUEENSBORO CORP. AT JACKSON HEIGHTS.

Though Only a Part of Greater New York, Records Show It Has Outstripped All Other Cities of Country in Construction—90 Per Cent. of Its New Projects Are Residential—4,559 Dwellings and 100 Tenements Have Been Planned Since Jan. 1.

In their anxious desire to see more housing space provided in New York city, most persons have conceived a notion that the construction of one and two family houses is like placing straw on the weighing scale and only those boroughs like Manhattan, Brooklyn and particularly The Bronx, where dozens of big apartment houses are going up, can in any actual sense be relied upon to solve the housing problem. Such persons will be surprised to learn that the borough of Queens, which they regard as a sort of suburb of New York, has so far this year, according to figures compiled with Superintendent of Buildings John W. Moore, planned more accommodations for family units than The Bronx in spite of all the latter's courage and enterprise in putting up walk-up apartment houses.

One and two family houses are like pennies compared with the flats, which may be likened to the dollars. As the saying goes, "Look out for the pennies and the dollars will look out for themselves." The inconspicuous borough of Queens, with its comparatively small population, has been looking out, year after year, for its supply of one and two family houses, so that thus far, coupled with the apartment houses which have been planned in fewer numbers, Queens up to July 31 has begun preparations to supply living space for approximately 8,000 families. With all its enterprise in the matter of apartment house building, The Bronx during the same period, counting in its fewer number of dwellings planned, has provided space for but 5,177 families.

When the Queensboro Bridge and later the subway and elevated lines were extended into Long Island City, Queensborough awoke from its long sleep and began to rear giant manufacturing buildings. It soon became one of the most rapidly growing communities in the country. This year, although the construction of factories has fallen off considerably, Queens, considered as a city instead of a borough, has outstripped Los Angeles, Cal., her closest rival, and now holds first place in the

Even Real Estate History Must Have Its Encores

By THE ODD PARAGRAPHER.

While perusing a newspaper file in 1901 a real estate broker recently came across a story headed: "Rise in rents is raising a howl." Reading on, he learned that merchants in lower Manhattan were raising indignant protest over the rent increases then put into effect. Any further attempts to increase rentals, it was declared, would result in an exodus of business houses to other sections of the city.

The strongest objection was made by a jeweler in Maiden lane, whose rent had just been raised from \$3,500 to \$5,000. The same jeweler was paying present day rentals. If so, and they have any sense of humor, the protests of 1901 must provoke many a hearty laugh.

Tenement Renting Conditions.

Some interesting facts concerning renting conditions in tenement properties were disclosed this week by a prominent real estate operator and builder.

Up to a year ago, this man declared, there were plenty of vacancies in low rent tenements, and it was practically impossible to obtain tenants for three-room suites while rents were comparatively low. In other words, these suites remained untenanted while they might have been had as \$5 a month. But as soon as rents were raised to \$9 and \$10 per month the demand increased. The explanation of this paradox is that in the days of high wages certain tenants, although accustomed to tenement environments, considered it beneath their station in life to pay a rent as low as \$5. They were willing to occupy them, however, when the price had been doubled.

To-day these low-rent tenements are filled to overflowing, and the pressure for the cheapest of accommodations is tremendous. There have been no tenements built for the poor since 1906, and it is the opinion of experts that it is economically impossible to build them to-day.

Harnessing the Owner.

One of the difficulties of owning real

IN NEW SEVENTH AVE. HOME.

M. Rosenthal Co. Now Occupying 4 Story Building Near 27th St.

The M. Rosenthal Company celebrates the twentieth anniversary of the establishment of its realty business this month by moving into its new building at 287 Seventh avenue, near Twenty-seventh street, in the heart of the new garment making center. The new structure is four stories high, with entrance and main offices on the ground floor. Mr. Rosenthal, formerly assistant secretary of the firm of M. Rosenthal, Jr. & Co., and L. Friedman, who has been engaged in Bronx realty transactions, are now associated with the new building. The new headquarters of the Rosenthal Company, Leo A. Cohen and H. Snyder have joined the staff of the rental department.

AUCTION AT BEDFORD HILLS.

A. C. Sheridan to Sell Two Estates on September 24.

The two country estates of Mrs. C. W. Wheeler, in the hilltop section of Bedford Hills, Westchester, are to be sold at auction on Saturday, September 24, at 3 P. M., on the premises by Arthur C. Sheridan, auctioneer. The properties include two modern Colonial residences on plots of 65 and 95 acres respectively. They adjoin the Beth Low and Marquand estates. Possession may be obtained immediately and 60 per cent. of the purchase price may remain on mortgage.



AT ELMHURST THE W. R. GIBSON CO. PLANS THE CONSTRUCTION OF MORE DWELLINGS TO HARMONIZE WITH ITS PRESENT COLONY THERE.



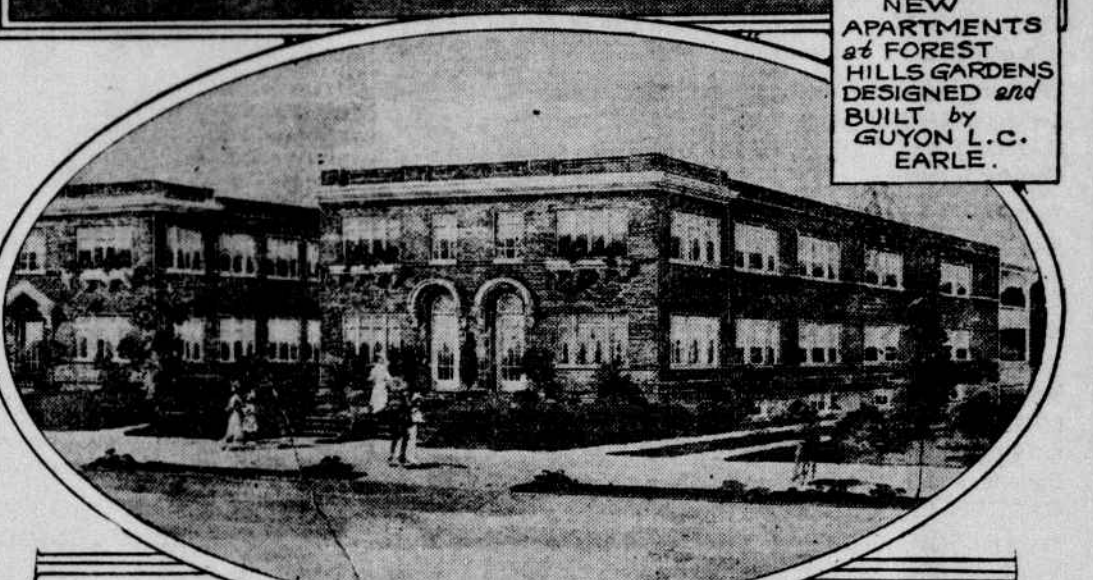
DOUBLE FIVE STORY FLATS UNDER CONSTRUCTION AT ASTORIA ON 5TH AVE. NEAR GRAND AVE. FILROSE CONSTRUCTION CO. BUILDERS

for which plans have been filed are already being built.

An interesting two family house project has just been started in the East River Heights section of Astoria by Congressman Dr. John J. Kindred on his land overlooking the city's new \$1,000,000 park below the Hell Gate Bridge. The first six houses for which plans have been filed call for the semi-detached two story two family house, with garage in the rear, basement, and driveway between the houses. Each house will have a width of eighteen feet, but the architect, C. F. & D. E. McAvoy and Leonard C. L. Smith, have worked out an interior plan whereby the entire



NEW APARTMENTS AT FOREST HILLS GARDENS DESIGNED AND BUILT BY GUYON L.C. EARLE.



TWO FAMILY HOUSES PLANNED FOR EAST RIVER HEIGHTS, ASTORIA. C.F. and D.E. McAVOY and LEONARD C.L. SMITH are the ARCHITECTS and BUILDERS.

\$1,125,000 LOANED ON 2 APARTMENT HOUSES

That capital is steadily available for building operations is indicated by the announcement of S. W. Straus & Co. that they have within the last few days underwritten a loan of \$1,125,000 on a new apartment house in Cleveland and they have also made a loan of \$275,000 on a new apartment house in Portland, Ore. Both projects will provide much additional housing facilities in these cities. Work on the new operations will go forward at once.

The Cleveland apartment house, which will be known as the East Boulevard Apartment Building, will be a nine story structure, containing 164 apartments, divided into suites of one, two and three rooms. It is estimated that the net annual earnings will be approximately \$150,000. The Portland apartment house will also be a nine story structure and will contain forty-eight apartments, all of which will rent at moderate rates.

Poor Richard Defends High Rent.

The following extract from the autobiography of Benjamin Franklin, published by G. P. Putnam & Sons, indicates that even in the year 1730 there were some who imagined they saw ruin ahead in the rise of rents. Strange how history repeats itself! On page 161 Franklin says: "To lessen the rent, which was then but \$24 a year, though I have since known it to be let for 170, I took in Thomas Godfrey, a glazier, and his family." An

Again on page 162 the philosopher observed: "There are cranks in every country always ready to ruin. Such a one lived in Philadelphia—said he was sorry for me, for Philadelphia was a sinking place, and the rise of rents, he said, was the cause of its ruin. Such a fellow, for they were, in fact, among the things that would soon ruin us. At last I had the pleasure of seeing him give five times as much for one (a house) as he might have bought it for when he first began his croaking." In

ARNOW ESTATE IN BRONX TO BE SOLD

B. L. Kennelly Will Auction 147 Lots in Westchester Square Section Oct. 1.

A Huguenot tanner, Andre Renaud, who had several weeks before journeyed on horseback with his four-year-old son from New Rochelle to that part of the Bronx known as Westchester Square and on which is situated a station of the Lexington avenue subway line, found himself one day in October, 1776, rushing eastward with a "handful" of minute men. A detachment of Gen. Howe's army was attempting to force its way eastward to cut off the retreat of Gen. George Washington from New York. Close in Andre Renaud's wake followed his little son wondering what all the excitement was about. Seeing his father and the minute men take up their defence behind a stone wall, the boy followed, throwing stones at the oncoming "red coats." A hot fight ensued and lasted long enough to delay Gen. Howe's forces and enable Gen. Washington and his army to escape the British trap.

In 1790 the son of Andre Renaud, who had changed his name to Andrew Arnow, moved from New Rochelle to within a short distance of Westchester Square and engaged in farming. In 1808 he purchased some property fronting on Williamsbridge road, within five minutes walk of Westchester Square. In

1832 he acquired more property to which his son Matson Smith Arnow added some acreage.

Andrew Arnow, who was born on December 25, 1772, died on March 4, 1855 at the age of 83. His fourth son, Matson, born October 11, 1855, died recently and left the property which had been in the Arnow family for more than a century. To settle the estate, Matson's son, Thomas C. Arnow, through Daniel Mapes, executor, has ordered Bryan L. Kennelly, Inc., real estate auctioneers, to offer at public auction sale on Saturday, October 1, at 2 P. M., on the premises, regardless of weather conditions, the property which has been cut up into 147 building lots. These lots are all dry and on grade. There is no rock on the property to make building costly. Sidewalks, water and sewers are in most of the streets on which the lots to be sold front.

The Westchester station of the Lexington avenue subway is about a five minute walk along Williamsbridge road, and the East Tremont avenue trolley is three blocks from the property. The trolley runs to University avenue and transfers with all Bronx trolleys on a 5 cent fare. Westchester Square has all city conveniences—schools, stores, schools and churches of all denominations. Now entirely built up, the logical movement of Westchester Square is along Williamsbridge road to the Arnow estate property and through to Pelham Parkway, which is also a few blocks distant from the property.

The Westchester station of the New York, New Haven and Hartford Railroad (Harlem River Division), has a station at the property on Sackett avenue. The trolley runs to University avenue, this station. The lots to be sold are not the usual "wilderness" or farm cut up into lots. Houses are built on all sides of the property, and besides the Arnow homestead, which fronts on Williamsbridge road, two new one family dwellings are now under construction on Sackett avenue.

LEGION BUYS CHURCH.

Brooklyn Post Takes Old Structure on Clinton Avenue.

Charles E. Rickerson sold 199-201 Willoughby avenue, a two story church building, 56x85, the Clinton Avenue Congregational Church to the 10th Infantry Post of the American Legion, which will occupy. The same broker sold 605 Second street, a three story dwelling, for Mrs. Marie Hold to William D. McCoy.

Charles Partridge sold the building containing store and two apartments at 656 Franklin avenue, near Prospect place, for Mary Buzoro.

Realty Associates sold 178 Sullivan street, a two story semi-detached dwelling, with garage, to S. A. Casoff.

William Lins, Inc., sold for the Lidge Realty Corporation a plot at southwest corner of East Tenth street and Foster avenue, 175 feet on Foster avenue and 125 feet on East Tenth street. Part of the plot will be improved with two family houses and part with four story apartments.

Latest Reports From City and Suburban Markets

The two seven-story elevator apartment houses, 100x106.11, at 604-606 West 115th street, west of Broadway, have been purchased by the West 115th Street Corporation from Jessie B. Wiley. They were sold subject to mortgages totalling \$142,000.

William Cruikshank's Sons sold for the John Glackner Realty Corporation, 841 Amsterdam avenue, northeast corner 101st street, a five-story flat, 25.11x100.

New Owner for Hotel Royal.

Joseph F. Quirk, until recently proprietor of the Hotel Rembrandt, West Forty-sixth street, has purchased from Isador Hirschberg through S. Osgood Pell & Co., the Hotel Royal, at 535 West 112th street.

The Wynemere Realty Corporation has taken over from the Broadway Junction Corporation the five-story building, 20x106.5, at 133 West Forty-second street, east of Broadway.

Thread Co. Buys in Bloomfield, N. J.

Clark Thread Company purchased a tract of approximately eighty acres in the upper Broad street section of Bloomfield, N. J. The company will erect a series of buildings, work to start in the early fall. The site was assembled by Louis Schlesinger, Inc., who also acquired the major portion of the block bounded by Mount Pleasant avenue, Ogden, Governor and Clark streets, Newark, for the company.

Apartment and Flat Trading.

John Finch sold 535 West Forty-ninth street, two story tenement, 25x106, for Charles Kemp. The same broker sold the five story tenement, 25x106, at 1695 First avenue, to Samuel Franklin.

Joseph H. Schwartz sold the six story tenement with stores at 214-215 East Houston street through to 107-111 First street, 52x60, to Simon Wang, who resold to the Lillmae Corporation, Louis J. Shapiro president. The purchasers were represented by Bullock & Bullock.

Cable & Co. sold for the Joint-Ownership Construction Company an apartment in 135 East Sixty-seventh street to Miss Edith A. Pierson.

Suburban Market.

The following transactions were closed in Summit, N. J., by the Eugene Jobs-H. F. Beck Co.: The plot in the Ridge Crest section, fronting on the south side of Primrose place, between the homes of Councilman Herbert Clarke Gibson and Clarence Kelsey, has been sold for Warren Corbin to Allen H. Clarke, of Warren, Oakes & Clarke, accountants and auditors of this city. Mr. Clarke plans to erect a three story story dwelling at 333 West Forty-eighth street for E. G. Clapp.

Coughlan & Co., Inc., sold for the estate of Mary Nash to Mary J. Olinger the four story dwelling at 55 West Ninety-first street held at \$10,000.

V.M. Cruikshank's Sons, with Jacob Horn, sold the three-story dwelling at 207 West 121st street, 16x100.11.

Hugo S. and Louise M. Joseph have conveyed the five-story dwelling, 25x106.5, at 8 East Seventy-fifth street, near Fifth avenue, to Baron G. Collier, who has transferred to the Joseph interests the four-story dwelling, 25x106.5, at 55 West Ninety-first street. The first named house was disposed of subject to a mortgage of \$10,000.

Four of the row of six dwelling at 304 to 316 East Eighty-third street, built and chased in June by Leonard Weill, have been bought by Mrs. Burns, 214 by a client of M. Spiegel and 305 and 310 by Mrs. Lydia Armburster.

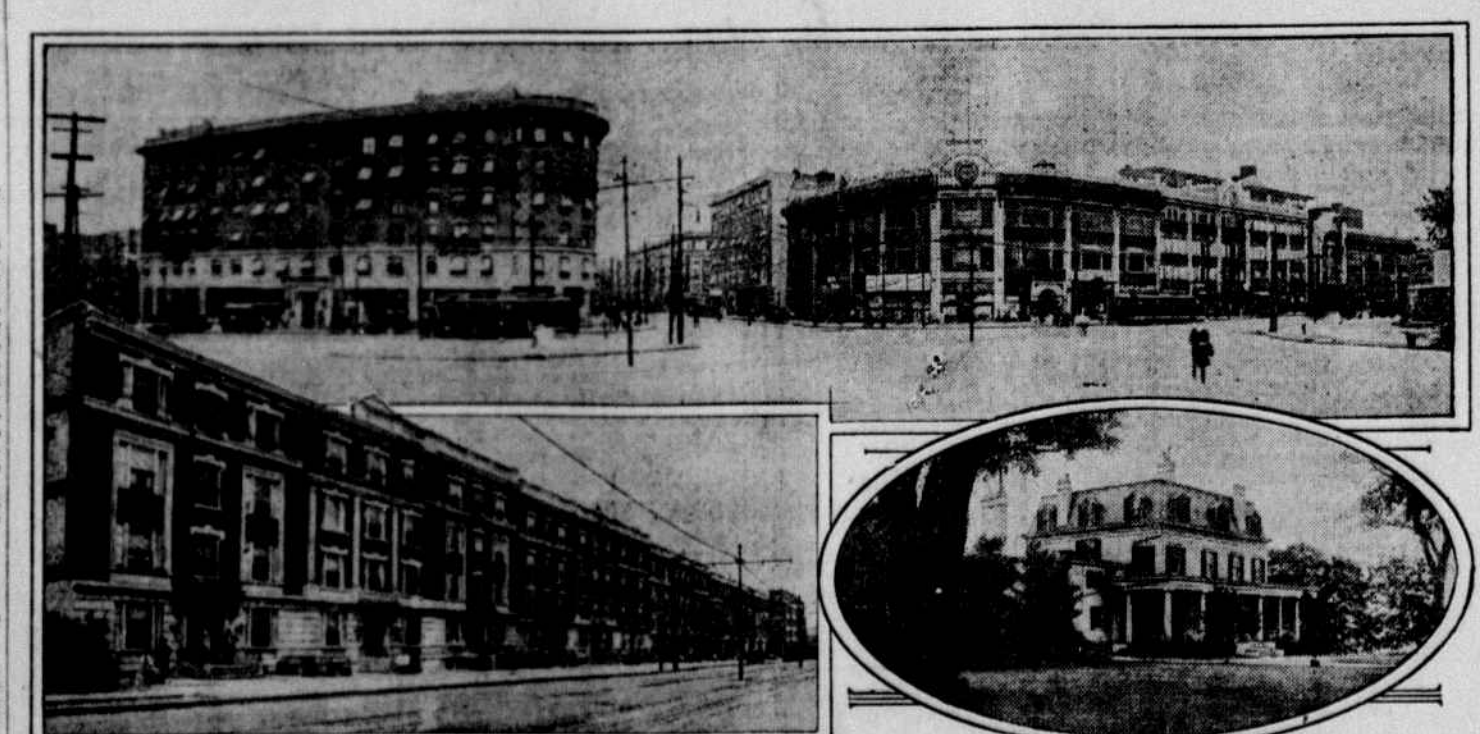
Slawson & Hobbs resold for E. E. Rice, a four story dwelling, 20x60x102.2, at 329 West Seventy-sixth street, held at \$40,000.

Frederick & Elliman sold for Philip Le Boulanger, a four story dwelling, 18x100, at 124 West Seventy-eighth street.

Julius Bachrach sold for Harry Corbett to William Goodman, the two four story new law buildings, 60x117, at 850-852 Whittier street.

Harvey Cahn sold to Harold J. Grant a plot 50x75, on the south side of Havenmeyer avenue, about 53 feet from the corner of Ellis avenue.

TOURING HUNTS POINT BY PHOTO



Above are shown a few photographic views of the Hunts Point section of the Bronx, where Joseph P. Day is to sell 400 lots belonging to the old Dickey estate, which extends from Hunts Point Point Square, the focal point of the interesting and rapidly developing road near the property to be sold. Lower Left—The Dickey Mansion. Exchange at 14 Vesey street.

MARGARET WILSON A BUYER.

Takes Old Dwelling Opposite Stuyvesant Square.

Margaret Wilson, daughter of Ex-President Wilson, has purchased the four story dwelling at 205 East Fifteenth street opposite Stuyvesant Square, from Mrs. Ella M. Mott. The lease does not expire until next May. At the office of John Pink, broker, it was said that Mrs. Wilson does not intend to occupy the property. The house measures 22x103. Mr. Pink also sold the three story dwelling, 25x92, at 329 West Twentieth street for E. M. Chaner, and an eighteen foot three story story dwelling at 333 West Forty-eighth street for E. G. Clapp.

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